

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES

April 4, 2005

PRESENT: Tom Cowan, Chairman
Terry Janicz
Rick Meahl
Andy Kelkenberg
John Olaf
John Potera
Christine Falkowski, Planning Board Clerk
Rebecca Baker, Assessor/Zoning Officer

(The Planning Board attended presentation by Wendy Salvati on Route 5 Rezoning at 6:00PM)

The Planning Board meeting was called to order by Tom Cowan at 7:30PM

Flaglots

- Only eleven existing parcels qualify as potential flaglots (30' of frontage, five-acre minimum). Further research could reveal wetlands/floodplain that could disqualify additional parcels.
- The Planning Board would like to have a joint meeting with the Town Board to discuss this topic.

Minutes Review

Tom motioned to approve the minutes of March 7, 2005, seconded by Terry:

Tom Cowan	- Aye
Rick Meahl	- Aye
Andy Kelkenberg	- Aye
John Olaf	- Aye
Terry Janicz	- Aye
John Potera	- Aye

Minor Subdivision Application – (1) Lot Spencer Brown-Rapids Road

Mr. Brown prepaid a one-lot subdivision on October 23, 2003. He became eligible for approval of this split on February 15, 2005. He brought the survey to the meeting. The one-acre lot he wishes to split off of his 25-acre parcel would actually create two lots (the second lot being created on the corner). Mr. Brown does not wish to pay another subdivision fee, and he has the financing in place on this lot only and expected to close tomorrow. He asked if we could enforce a deed description that he not build on the corner lot for five years. Our attorney was consulted and revealed that we could not do this. The Board suggested Mr. Brown apply for a major subdivision now, since he has the potential to split more lots in the future, but he does not want to. If he can keep, perhaps a 10' strip of land connected to the parent parcel, this could be a one-lot split. Mr. Brown agreed that he would shift the lot over 10' which will require a new survey. A drainage plan is also required now, along with a Full EAF. Application was tabled until a survey, drainage plan and Full EAF are received and reviewed.

Site Plan Amendment Application

Niagara Specialty Metals – 12600 Clarence Center Road

Bob Shabala, President, attended the meeting. They need to increase their manufacturing area by connecting two buildings with an approximately 3,453 SF addition. A major customer has a need for larger flattened sheets of alloy steel and titanium. The addition will house equipment that has to be moved to accommodate the larger furnace. Wendel reviewed the project stating that the impervious surface area gained by the roof will be minimal over the existing gravel surface resulting in a negligible increase in stormwater runoff. Also, this expansion may need to be considered when developing a stormwater management plan for possible future expansion. Note: Their next project will be a substation (approximately 1,200 SF) to increase electrical capacity and to separate from I Squared R). Tom made a motion to recommend approval of this application to the Town Board, seconded by Rick.

Tom Cowan	- Aye
Rick Meahl	- Aye
Andy Kelkenberg	- Aye
John Olaf	- Aye
Terry Janicz	- Aye
John Potera	- Aye

Special Use Permits in RA Zone for Home Based Businesses

The April 4th memo drafting recommendations to the Town Board was reviewed. Terry motioned to send the recommendations to the Town Board, seconded by Rick.

- Tom Cowan
- Aye
- Rick Meahl
- Aye
- Andy Kelkenberg
- Aye
- John Olaf
- Aye
- Terry Janicz
- Aye
- John Potera
- Aye

Andy reported that Kelly Schultz wants to build another building. Will it be used agriculturally only? Is it an amendment to the site plan? The Board felt it was shown previously on a concept plan, not a site plan. Tom recommended Kelly have a preliminary meeting with the Planning Board to discuss his intentions.

Christine distributed the Open Development ordinance (LL #2 of 2005), information on training and Becky’s zoning report.

Agenda deadline:

Friday, April 8, 2005

Agenda meeting:

Thursday, April 14, 2005

Next PB meeting:

Monday, April 18, 2005

John Potera made a motion to adjourn the meeting at 9:00PM, seconded by Andy and all approved.

Respectfully submitted,

Christine Falkowski

Recording Secretary